



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 19, 2012
1204-PUD-04
Exhibit 1

Petition Number: 1204-PUD-04

Subject Site Address: Northeast Corner of Springmill Road and Spring Lake Drive.

Petitioner: WLB Associates, INC.

Request: WLB Associates, Inc. requests amendments to the Maples at Springmill PUD Ordinance to expand the size of the PUD area from approximately 7 acres to approximately 12 acres and to modify the building materials requirement.

Current Zoning: SF-A

Current Land Use: Residential Subdivision

Approximate Acreage: 5 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Maples at Springmill PUD (Ord. 10-14), Approved August 09, 2010.
4. Petitioner's Proposal

Staff Reviewer: Ryan P. Clark, Associate Planner

Petition History

This petition was introduced at the March 12, 2012 City Council meeting and is scheduled to receive a public hearing at the March 19, 2012 Advisory Plan Commission (the "APC") meeting.

Procedural

- Notice of the March 19, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
- The recommendation from the APC to the City Council may be made at the April 2, 2012 APC meeting.

Project Overview

Project Location

The property ("Property") is located on approximately 5 acres to the northeast of Springmill Road and Silver Lake Drive.

Project Description

The proposed Planned Unit Development ("PUD") expansion would allow up to 24 single family detached units along Spring Lake Drive and Maple View Drive within Section 2 of the Maples at Springmill Subdivision. Then entire property was originally zoned Single-Family Attached ("SF-A") and permitted the Maples at Springmill Subdivision one-hundred and twenty (120) single-family attached dwelling units in 2006. In 2010, seven (7) acres of the development, as referenced in exhibit A-2, was rezoned from SF-A to the Maples at Springmill PUD ("Original PUD"). The Original PUD defaults to the underlying SF-A zoning and modifies it to permit single family detached dwellings. The Original PUD also establishes standards for minimum distance between dwellings, garage door offset, and building materials similar to Phase 1 of the Maples at Springmill Project.

The PUD expansion would reduce four (4) units from the approved development plan for the Maples at Springmill Subdivision in 2006 (0602-DP-01). Exhibit A-4 illustrates the proposed PUD expansion within Phase 2 of the Maples at Springmill Subdivision. The Property is currently approved for thirty (30) single-family attached dwellings. One two (2) unit single-family attached dwelling has already been constructed.

The PUD amendment also proposes to modify the building materials requirement to allow wood as an acceptable building material. Wood is a permitted building material in the SF-A District and other residential districts in the City of Westfield.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. Hold a public hearing on this item at the March 19, 2012 APC Meeting.
2. No action is required at this time.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark
at 317-674-6599 or rclark@westfield.in.gov.